

Sullivan County NH

Type of meeting: Board of Commissioners Executive Session Meeting
Minutes Per RSA 91-A:3.II.d – Discussion Regarding
Possible County Building Space Lease
Date/Time: Tuesday, July 19, 2011, 4:19 PM
Place: Unity County Complex – Sullivan County Health
Care Facility, 5 Nursing Home Drive, (Unity)
Claremont NH 03743

Attendees: Commissioners Bennie Nelson – *Chair*, Jeffrey Barrette – *Vice Chair*,
and John M. Callum Jr. – *Clerk*; Greg Chanis – *County Administrator*;
Ted Purdy – *Sullivan County Health Care (SCHC) Administrator*; John
Cressy – *Facilities & Operations Director*; and Sharon Callum –
Administrative Assistant/Minute Taker.

**Agenda Item No. 8. Probable Executive Session Per RSA 91-A:3.II.d –
Discussion Regarding County Building Lease**

4:19 Motion: to go into executive session per RSA 91-A:3.II.d. to discuss
a possible County building lease. Made by: Barrette. Seconded by:
Callum Jr. A roll call vote was taken: all were in favor. Those in
Executive Session included the three Commissioners, County
Administrator, SCHC Administrator, Facilities & Operations Director,
and minute taker.

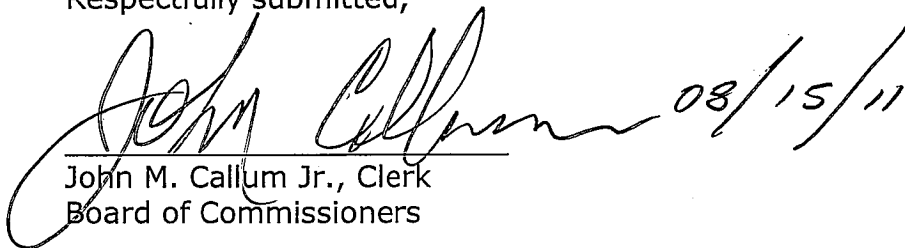
1. Mr. Chanis noted West Central Service Behavioral Health (WCSB) contacted him looking for office space; WCSB is currently leasing space in the North Street School facility in Claremont. Chanis, Mr. Cressy, and the WCBH Operations Director toured the County's SCHC Sanders Building second floor this past week – the area the Transitional Housing Unit was previously located in, and WCBH left with copy of the floor plan to review and see if the square footage would be doable. Mr. Chanis noted, currently, 2nd floor is ½ vacant, other space is taken up with storage, a beauty shop and one nurse manager. WCSB contacted him yesterday and proposed leasing the entire 2nd floor of the Sanders Building. Mr. Chanis and Mr. Cressy noted current lease rates in this area for that square footage run a minimum of \$105,000 per year, with services provided such as cleaning, heating and air conditioning, increasing the monthly amount. Mr. Chanis noted he held a very brief discussion with Mr. Purdy about other areas in the nursing home where they could relocate the three before mentioned items to, but nothing has been decided. Though the 2nd floor is up to fire code, with active sprinklers, fire alarms and new electrical wiring, renovations would be necessary, general esthetic upgrades, such as: removing the old nursing home rails and the exposed piping for the nurse call bell system, new lighting, patching plaster, new floor covering and the biggest two upgrades would be on the HVAC and bathroom. Cressy noted renovations costs could

run between \$300,000 and \$500,000. Chanis noted they could bond the project, and briefly discussed that option. Commissioner Barrette noted, as long it works for Ted, and that there is a benefit to the County, he was not opposed to pursuing the issue and continuing conversations. Commissioner Callum Jr. concurred, noting it makes sense to pursue the issue further. Mr. Purdy, in order to bring the area up to medical code purposes, it would be a lot more costly. Mr. Chanis noted, WCBG may want to divide rooms, and if so, he could negotiate them to pay for the cost of doing those types of updates. Mr. Chanis noted he would view the floor plan foot print with Cressy, see if there are ways to reconfigure the use and redistribute it equitably and fairly in a way that works, then return to the Board.

2. Mr. Chanis noted, Christopher Collins from Congressman Bass's office contacted him, is looking to open a congressional office for one person in Newport and asked for space to lease. Chanis's immediate response was NO, but then he thought about the office that was occupied by one of the UNH Educators who recently retired, at the UNH Cooperative Extension building in Newport. He noted revenues from this would be a couple hundred dollars a month. Commissioner Nelson added that the Water/Soil Conservation Office Manager would be retiring soon, also, and their replacement could be moved up to the second floor of that building, and the congressional office could be located in the Conservation office on the 1st floor. Commissioner Callum noted, if it doesn't interfere with other functions, and provides income, he would back pursuing this proposal, also.

**4:38 Motion: to come out of Executive Session. Made by: Barrette.
Seconded by: Callum Jr. Voice vote: All in favor.**

Respectfully submitted,

 08/15/11
John M. Callum Jr., Clerk
Board of Commissioners

JMC/sc

Date approved: August 2, 2011 – With note to leave sealed until matter resolved.

Minutes released 3/6/2012